



## CITY OF LAGUNA HILLS

*Community Development*

March 26, 2009

State of California  
Office of Planning and Research/State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

HOUSING POLICY  
DEVELOPMENT HCD

MAR 30 2009

State of California  
Housing and Community Development  
Housing Policy Department  
1800 3<sup>rd</sup> Street  
Sacramento, CA 95811-6942

SUBJECT: General Plan Annual Report 2008 – City of Laguna Hills

Dear Sir or Madam:

In accordance with Government Code Section 65400, the City of Laguna Hills is pleased to provide you with the attached 2008 Annual Report summarizing the City's progress in implementing its adopted General Plan.

If you should you have any questions or comments on the attached City of Laguna Hills General Plan Progress Report, please feel free to contact Senior Planner, Julie Molloy, or myself at (949) 707-2600.

Sincerely,

Vernon Jones, AICP  
Community Development Director

Attachment — City of Laguna Hills 2008 General Plan Annual Report

Cc: Julie Molloy, Senior Planner

City of Laguna Hills  
**General Plan Annual Report**  
Calendar Year 2008

## **Background**

Government Code Section 65400(b) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation; otherwise referred to as the "Annual Report." The Annual Report is intended as a tool for informing local legislative bodies of the jurisdiction's effectiveness in implementing its General Plan. A copy of the Annual Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The purpose and intent of this statute is to ensure that the General Plan directs all land use decisions and remains an effective guide for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances. The Annual Report is a tool for doing this. The Annual Report provides a correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation programs of the adopted General Plan.

Providing a copy of the Annual Report to OPR provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision-making throughout the State of California. The information is necessary for OPR to serve in its capacity as the statewide planning agency. It can also provide the State with information to identify necessary modifications and improvements to its *General Plan Guidelines*, while serving to apprise state government of local planning activities and facilitating the legislative process as it pertains to land use and local planning issues.

Providing a copy of this report to HCD fulfills a statutory requirement to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Government Code Sections 65584 and 65583(c)(3)).

The focus of the Annual Report should be on implementation of the General Plan's goals, policies and implementation measures. It can provide information to identify necessary "course adjustments" or modifications to the General Plan and means to improve local implementation. Since there is no specific form provided by OPR, the Annual Report can vary in format and approach from jurisdiction to jurisdiction.

The City is currently involved with an update to the City's General Plan, originally adopted in June of 1994. The City embarked on its General Plan update project with an initial kick-off meeting on June 19, 2007. The City values community participation and input, therefore, the General Plan Update was guided by an appointed city-wide General Plan Advisory Committee consisting of eighteen (18) individuals from the residential and business community. The City also announced the GPAC Meetings and Public Workshops on the City's website in order to obtain community input. To date, seventeen (17) General Plan meetings have been held, which include the City Council kick-off meeting, eight (8) General Plan Advisory Committee meetings, five (5) City Council Workshops, and three (3) Community Workshop meetings.

The City's Draft General Plan and Program EIR were completed in February of 2009 and are scheduled to go to Public Hearing in May of 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

## **City of Laguna Hills General Plan Implementation**

### **Land Use Element**

The Land Use Element is the foundation of the General Plan and serves as a compass that guides citizens, planners, and decision makers on the desired pattern of growth, development, and change in Laguna Hills. This Element describes both existing and future land use activities and unifies the other elements of the General Plan by providing an overall policy context. The Land Use Element deals with the central issues of development and growth, and the quality of the community, and helps define the desired balance among the social, environmental, and economic costs and benefits associated with growth.

As a built-out community with no remaining residential or commercial vacant land, new development opportunities are focused on larger existing developed parcels that are considered underutilized and/or can be reasonably intensified by incorporating parking structures within parking lot areas. The Laguna Hills Mall and the Oakbrook Village Shopping Center are both examples of these new development opportunities and are zoned for a range of mixed land uses, including residential uses. The in-process General Plan focuses on those sites within the community that have redevelopment potential.

The City's existing Land Use Element was adopted with the City's original 1994 General Plan. The City has amended the Land Use Element twice: in July of 2000 with the West-side annexation and in June of 2001 with the Saddleback Valley Unified School District Surplus Property Land Use Designation Change.

The following Land Use goals and programs were implemented in 2008:

- **Wayfinding Program:** One of the City's General Plan goals is the creation of a Wayfinding Program. The City's Wayfinding Program consists of attractive signs that direct visitors to the City's major destination points, such as the Laguna Hills Mall, Civic Center, U.S. Post Office, Saddleback Hospital, the Laguna Hills Community Center and Sports Complex, Furniture Row, the County Courthouse, and Laguna Hills High School. Well-designed wayfinding systems are proven to improve traffic flow, strengthen the business environment, and enhance community identity. All the signs for this program have been manufactured and were installed.
- **Urban Village Plan:** The Laguna Hills Mall recently invested \$9 million in improvements to convert the former WOW Store to a Nordstrom's Rack and a Total Women's Fitness.
- **Alicia Center:** This Shopping Center has re-invented itself with a comprehensive renovation that included new facades, landscaping, new signage, new lights and trash enclosures, and the re-surfacing and striping of the parking and drive-aisles.
- **Alicia Office Park:** The Alicia Office Park completed façade and site renovations to the entire 8-acre complex, including the conversion of the former Executive Office Building to a condominium complex for medical offices. In addition, a former restaurant was recently demolished and a new state-of-the-art 7,000-square foot Surgery Center is under construction.

### **Circulation Element**

The Circulation Element is correlated with the Land Use Element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

The City's existing Circulation Element was adopted with the City's original 1994 General Plan. The City has not adopted any amendments to this element. However, the City is currently in the process of updating the original 1994 General Plan. The Draft General Plan and Draft Program EIR were distributed on February 3, 2009, for a 45-day public review period, ending on March 20, 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

- **El Toro Road Improvement Project:** The nearly \$6 million in improvements to El Toro Road and its intersections at Avenida de la Carlota, Regional Center Drive and Paseo de Valencia is the infrastructure backbone of the City's Urban Village Specific Plan. Phases I and II of this project included the construction of new lanes to increase road and intersection capacity and provide dedicated turn lanes, new signals, signal coordination and new landscaping and monuments.

- Annual roadway replacement and maintenance work was performed on several local streets and arterials throughout the City.

### **Housing Element**

While the Land Use Element is concerned with housing in a spatial context, the Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's resident population.

On May 5, 1995, the City Laguna Hills City Council adopted an amendment to the Housing Element (Resolution 95-05-09-2). Further, on November 27, 2001, a Housing Element Update was adopted to comply with State Housing law. Since 1996 the City of Laguna Hills has participated in the County of Orange's Community Development Block Grant program which allows the City to pursue a wide range of affordable housing policy options in a cost-effective manner.

- In recent years, the City has received CDBG funding for the following projects:

ADA Accessibility Improvements (FY '96-'97)	\$ 70,000
ADA Accessibility Improvements (FY '97-'98)	\$ 50,000
Flood Map Revision (FY '98-'99)	\$ 20,000
Mackenzie & Knotty Pine Park Improvements (FY '98-'99)	\$157,048
Rancho Niguel Housing Rehabilitation (FY '04-'05)	\$151,000
Aliso Meadows Housing Rehabilitation (FY '04-'05)	\$ 80,000
Aliso Meadows Rehabilitation (FY '05-'06)	\$407,320
Aliso Meadows Rehabilitation (FY '06-'07)	\$304,342
Aliso Meadows Rehabilitation (FY '07-'08)	\$422,920

- The City was assigned a "zero" regional housing need allocation (RHNA) number for planning period 2000-2005. Although the City has continued to pursue new housing opportunities during that planning period for all household income levels, no new affordable units were created.
- Disability Fair: As part of Disability Awareness Month, the City of Laguna Hills partnered with "We Care" of Saddleback Valley Unified School District to hold the second annual "DisAbility Fair" at the Laguna Hills Community Center. Twenty community agencies and resource organizations came together to provide services for individuals with special needs, including housing, medical, employment, and school/vocational training.

Note: In addition to the information provided above, the numerous programs contained in the existing Housing Element (and the program accomplishments) are described in an attachment to this Annual Report - Accomplishments of the 2000-2005 Housing Element.

### **Conservation Element**

The Conservation Element addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers, and mineral deposits.

The City's existing Conservation Element was adopted with the City's original 1994 General Plan. The City has not adopted any amendments to this element. However, the City is currently in the process of updating the original 1994 General Plan. The Draft General Plan and Draft Program EIR were distributed on February 3, 2009, for a 45-day public review period, ending on March 20, 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

- **Water Quality:** The City participated in the 12<sup>th</sup> Annual Inner Coastal Watershed Cleanup Day on September 20, 2008. This was the fifth time the City has participated in this event where volunteers worked together and cleaned parts of the Aliso Hills Channel. The event was a great success as 47 volunteers collected 700 pounds of trash and 350 pounds of recyclable material.
- **Volunteer Connection Day:** The City held its annual Volunteer Connection Day activity at the Laguna Hills Community Center and Sports Complex on April 19, 2008. The event included trail clean-ups, planting projects, and soil improvement projects. Ninety-five volunteers participated in the event and collected 732 pounds of trash and 768 pounds of recyclables. Volunteers also planted 20 trees in honor of Arbor Day.

### **Open-Space Element**

The Open-Space Element details plans and measures for the long-range preservation and conservation of open-space lands, including open space for the preservation of natural resources, the managed production of resources (including agricultural lands), outdoor recreation, and public health and safety.

The City's existing Open-Space Element was adopted with the City's original 1994 General Plan. The City has not adopted any amendments to this element. However, the City is currently in the process of updating the original 1994 General Plan. The Draft General Plan and Draft Program EIR were distributed on February 3, 2009, for a 45-day public review period, ending on March 20, 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

- **Parks and Athletic Fields:** Beckenham Park underwent a renovation this past year, which included all new playground equipment, irrigation system upgrades, and the installation of new landscaping, trees, and walkways.
- The City continues to provide and promote public health and fitness. This year, the City assumed the planning and full sponsorship activities of the

Memorial Day Half Marathon and 5K Run. The event was a great success, as approximately 3,100 participants registered and took part in the event.

- In an effort to target youth fitness, the City staff once again supported the Children's Running Program which prepares third to eighth-grade children to compete in the City of Laguna Hills 5K Event on Memorial Day. Additionally, in response to recent cuts in physical education programs and in an effort to provide students with increased fitness opportunities, the City implemented an Aerobic Lunchtime Activities Program on Fridays at Valencia Elementary School. To date, 150 students have participated in the program which is offered to all students at no charge.
- The City also worked with the Saddleback Memorial Medical Center to host a Health and Safety Fair at the Community Center. The Health Fair featured free health screenings, CPR demonstrations, fingerprinting, healthy snacks, and information on caring for newborn children and backpack safety.
- During 2008, the City implemented a Staff Wellness Program. This program provides year-round fitness, nutrition, and wellness opportunities. The Program elements include lunch hour fitness classes, monthly hiking and biking outings, and discounts on fitness and nutrition activities. The City was selected as a bronze level recipient of the 2008 California Fit Business Award for the development of this program.

### **Noise Element**

The Noise Element identifies and appraises noise problems within the community and forms the basis for land use distribution. This Element is a tool for local planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Laguna Hills residents and working inhabitants will be protected from excessive noise intrusion.

The City's existing Noise Element was adopted with the City's original 1994 General Plan. The City has not adopted any amendments to this element. However, the City is currently in the process of updating the original 1994 General Plan. The Draft General Plan and Draft Program EIR were distributed on February 3, 2009, for a 45-day public review period, ending on March 20, 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

- The City completed construction of a sound wall along a neighborhood in close proximity to a portion of the Interstate 5 (I-5) Freeway.

- **Neighborhood Peace:** In October 2008, the City Council approved a revision to the Residential Noise Disturbance Ordinance. The new Ordinance provides law enforcement with an additional tool to utilize when responding to loud parties during sleeping hours. From January 1<sup>st</sup> through September 30<sup>th</sup> of 2008, Police Services responded to 335 loud party/music disturbance incidents. Eleven of those calls required a second response by law enforcement. With the new Ordinance in place, the City may bill the homeowner of party host for the cost of responding a second time.
- In January 2008, the City Council approved a Barking Dog Ordinance to conform to the County of Orange's Barking Dog Ordinance that was adopted in mid-2007. In addition to clarifying the definition of a barking dog nuisance, this Ordinance establishes a formal process for addressing barking dog complaints and conflicts that might arise throughout the City.

### **Safety Element**

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

The City's existing Safety Element was adopted with the City's original 1994 General Plan. The City has not adopted any amendments to this element. However, the City is currently in the process of updating the original 1994 General Plan. The Draft General Plan and Draft Program EIR were distributed on February 3, 2009, for a 45-day public review period, ending on March 20, 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

- In 2008, the City completed the National Incident Management System (NIMS) training for all required City personnel. In addition, two Community Disaster Preparedness Academies were conducted where residents completed eight weeks of disaster preparedness training. The training included information on fire and life safety, search and rescue, earthquake preparedness, disaster/terrorism overview, CPR, first aid and AED certification, and disaster psychology.

### **Fiscal Management Element**

The Fiscal Management Element addresses the issues, goals, approaches, and strategies to enhance the City's long-term budget performance and management. The Element seeks to provide fiscal direction by presenting the means to secure cost effective services, improve selected services, increase municipal revenues, target budget reserves, prioritize capital improvements, identify financing techniques, and expand business and employment opportunities.



The City's existing Fiscal Management Element was adopted with the City's original 1994 General Plan. The City has not adopted any amendments to this element. However, the City is currently in the process of updating the original 1994 General Plan. The Draft General Plan and Draft Program EIR were distributed on February 3, 2009, for a 45-day public review period, ending on March 20, 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

- The City was awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting for the year ending June 30, 2007, and the GFOA Distinguished Budget award for the 2007-09 Biennial Budget.
- The City completed and approved a comprehensive study to update the development processing fees and fees for other government services the City charges the public. The study included a task force, comprised of City staff from several departments and a public hearing to allow public comment.

#### **Municipal Facilities and Services Element**

The Municipal Facilities and Services Element provides a direct link between future land use and the provision of supporting infrastructure. The primary focus of this chapter is on ensuring that municipal facilities and services support, rather than lead the determination of the land use mix and character detailed in the Community Development and Design chapter of the General Plan.

The City's existing Municipal Facilities and Services Element was adopted with the City's original 1994 General Plan. The City has not adopted any amendments to this element. However, the City is currently in the process of updating the original 1994 General Plan. The Draft General Plan and Draft Program EIR were distributed on February 3, 2009, for a 45-day public review period, ending on March 20, 2009. The City's goal is to have the General Plan Update project completed in June of 2009.

- The City (in 2008) generated the replacement of 1,850 square feet of sidewalk, the replacement of 110 linear feet of curb, the placement of 11,362 tons of asphalt concrete, the collection of 265 tons of street sweeping debris, the installation of 37 new signs, and the replacement of 238 signs.
- In addition, tree maintenance included the trimming of 1,763 trees, the removal of 207 trees, and the planting of 262 trees.
- The City has implemented an enterprise land management software package, EnerGov Solutions. This software package allows Planning, Building, Code Enforcement, and Engineering/Public Works to all be

connected on one system, thereby improving communication between departments and making each department more efficient.

**Conclusion**

As such, this Annual report documents the City's recent progress in updating and implementing the General Plan. The information contained herein will be forwarded in the form of a letter to the Governor's Office of Planning and Research and the Department of Housing and Community Development to serve as the City of Laguna Hills' General Plan Annual Report for calendar year 2008.

# Accomplishments of 2000-2005 Housing Element

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county, or city and county in implementation of the housing element.

This section documents the City's achievements under the 2000–2005 Housing Element. State legislation subsequently extended the timeframe of the previous Housing Element to June 30, 2008, to align the Housing Element with the Regional Transportation Planning process and the RHNA analysis provided by the Southern California Association of Governments. This section describes the relative success of the City's efforts to implement the programs identified in the previous housing element and contains recommendations for program retention, revision, deletion, or addition to address current and projected needs and state requirements between 2008 and 2014.

**Table H-43** lists the housing programs found in the 2000–2005 Housing Element and provides a summary of accomplishments under the Housing Element cycle.

Table H-43  
Review of Accomplishments under 2000 Housing Element

Program	Objectives	Accomplishments
<b>Goal 1: Recognize the Need for Housing</b>		
B.1.1.1 Code Enforcement Program	<ul style="list-style-type: none"> <li>• Enforce zoning and building codes to reduce health and safety hazards.</li> </ul>	<p>Zoning and building code enforcement is provided by the Laguna Hills Community Development Department (CDD) and the City Attorney. Annually, approximately 100 health and safety violations are addressed and abated.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.1.1.2 Crime Prevention	<ul style="list-style-type: none"> <li>• Update standards and guidelines for on-site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.</li> </ul>	<p>The City adopted the new California Building Codes, which were effective 1/1/08. The new codes contain the latest standards relative to safety and design.</p> <p><b>Continued Appropriateness:</b> This program has not been included in the 2008–2014 Housing Element as a specific housing program.</p>

**Table H-43 (continued)**  
**Review of Accomplishments under 2000 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
B.1.1.3 Abatement Program	<ul style="list-style-type: none"> <li>Institute a program of abatement of existing uses, activities, buildings, or structures that pose a threat to health, safety, or welfare.</li> <li>Existing residential uses will be protected from disruptive, incompatible, or illegal uses and/or buildings.</li> </ul>	<p>The City administers a Code Enforcement Program that regularly abates health and safety violations, typically 100 violations annually.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.1.1.4 California Revenue and Taxation Code Enforcement	<ul style="list-style-type: none"> <li>Enforce California Revenue and Taxation Code prohibiting owners of rental property from claiming certain tax benefits if they maintain substandard rental housing.</li> </ul>	<p>Zoning and building code enforcement are provided by the City. At present, the City has no substandard housing and has not had to notify the Franchise Tax Board of substandard rental housing.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.1.1.5 Housing Rehabilitation Loan and Grant Program	<ul style="list-style-type: none"> <li>Institute rehabilitation loan and grant program with assistance from OCHA and HCD for low and moderate income homeowners and rental property landlords.</li> </ul>	<p>Over the past 4 years, the City has been awarded CDBG funds totaling approximately \$1.2 million, which resulted in the rehabilitation of over 100 affordable housing units for low and moderate income households. In 2007 alone, the City received \$302,184 in CDBG funds which were used to renovate 20 homes in the 248-unit Aliso Meadows Condominium Association.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.1.2.1 Monitoring Affordable Housing Activities	<ul style="list-style-type: none"> <li>Monitor development proposals to maintain, increase, or enhance affordable housing opportunities.</li> <li>Market and monitor affordable housing opportunities in UVSP area.</li> </ul>	<p>The City used CDBG funds to enhance 100 affordable housing units over the past 4 years.</p> <p>The City contacted and worked with real estate and developer interests to develop residential mixed use within the UVSP area. As this time, however, the real estate and developer interests working with the City determined that residential activity within the UVSP was financially infeasible.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.1.2.2 Compile an Annual Development Summary Report	<ul style="list-style-type: none"> <li>Compile annual development summary report identifying location, size, type, and status of residential development proposals.</li> </ul>	<p>The CDD provides an annual development summary report on citywide residential development activity. CDD provides information on housing construction to the Center for Demographic Research at California State University, Fullerton and to the California Department of Finance.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.1.2.3 Annual Report on Housing Element	<ul style="list-style-type: none"> <li>Prepare annual reports on citywide housing programs as part of annual General Plan review.</li> </ul>	<p>This is a practice that the City will initiate this year.</p>

Accomplishments	<ul style="list-style-type: none"> <li>Distribute annual report on Housing Element implementation to HCD.</li> </ul>	<b>Continued Appropriateness:</b> This program is considered a routine function of the CDD and is not included in the 2008–2014 Housing Element.
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**Table H-43 (continued)**  
**Review of Accomplishments under 2000 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
B.1.2.4 Monitor Existing Assisted Housing Developments	<ul style="list-style-type: none"> <li>Monitor existing programs that preserve assisted housing developments for low income households to determine whether additional actions are required to protect these developments.</li> </ul>	<p>The City will continue to monitor the Rancho Niguel and Rancho Moulton Section 8 Apartment projects.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.1.2.5 Mobile Home Park Conversion	<ul style="list-style-type: none"> <li>Require submission of a report detailing impacts of any proposed mobile home park conversion to a nonresidential use.</li> </ul>	<p>During the past Housing Element period, there have been no proposed conversions of MHP to nonresidential uses.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
<b>Goal 2: Define City's Role in Provision of Housing</b>		
B.2.1.1 Affordable Housing Opportunity Information	<ul style="list-style-type: none"> <li>Inform existing owners and prospective developers of affordable housing development opportunities in UVSP area.</li> </ul>	<p>The City contacted and met with numerous real estate and developer interests to develop residential mixed use within the UVSP area. As this time, however, the real estate and developer interests working with the City determined that residential development within the UVSP was financially infeasible.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.2.1.2 Demographic and Housing Information	<ul style="list-style-type: none"> <li>Provide detailed demographic and housing information as the basis for assessing future housing needs.</li> </ul>	<p>The City routinely compiles detailed demographic information and housing information.</p> <p><b>Continued Appropriateness:</b> This program is not considered a specific housing element program and is not included in the 2008–2014 Housing Element.</p>
B.2.2.1 Apply for CDBG Funds	<ul style="list-style-type: none"> <li>Apply for HUD CDBG funds and allocate a portion of such funds to subrecipients who provide shelter for the homeless.</li> </ul>	<p>The City participates in the County's Continuum of Care Program, which addresses homeless needs on a regional basis.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.2.2.2 Social Service Agency Reporting	<ul style="list-style-type: none"> <li>Social service agencies that receive housing funds from City shall record client information and provide an annual activity audit.</li> </ul>	<p>As a nonentitlement community, the City relies upon the County to address its social service needs.</p> <p><b>Continued Appropriateness:</b> This program is not considered a specific housing element program and is not included in the 2008–2014 Housing Element.</p>
<b>Goal 3: Provide Adequate Sites for Assisted Housing</b>		
B.3.1.1 Affordable housing in UVSP area	<ul style="list-style-type: none"> <li>Consider all or portions of UVSP area for affordable housing through land use and zoning designations and development standards.</li> </ul>	<p>Within this past Housing Element period, the City increased the residential density from 20 to 50 dwelling units per acre. The UVSP allows residential densities up to 50 dwelling units per gross acre. The City also worked with real estate</p>

	<ul style="list-style-type: none"> <li>• Incorporate provisions for commercial/residential developments in UVSP area.</li> </ul>	<p>and developer interests to develop residential mixed use within the UVSP area. As this time, however, the real estate and developer interests working with the City determined that residential development within the UVSP was financially infeasible.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
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**Table H-43 (continued)**  
**Review of Accomplishments under 2000 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
B.3.2.1 Expand Rancho Niguel and Rancho Moulton Housing Developments	<ul style="list-style-type: none"> <li>• Investigate constructing eight new one-to two-bedroom units on the Rancho Niguel and Rancho Moulton sites; four units for very low income and four units for low income families.</li> </ul>	<p>The City spoke with the owners of the Rancho Niguel and Rancho Moulton sites (during the renovation of the Rancho Niguel Apartment Complex) about the opportunity to add additional units. The owners determined that it was infeasible to do so based upon existing site constraints, which would have required the demolition of existing affordable units to potentially add additional units.</p> <p><b>Continued Appropriateness:</b> This program is not included in the 2008–2014 Housing Element.</p>
B.3.2.2 At-Risk Units	<ul style="list-style-type: none"> <li>• Contact owners of affordable units to discern plans for continuing affordability of those units.</li> </ul>	<p>In 2004, the City spoke with the owners of the Rancho Niguel and Rancho Moulton Apartment complexes to encourage the continued affordability of these affordable units. Rancho Niguel renovated and extended the affordability of their units by 20 years in 2004. The owners of the Rancho Moulton complex are currently discussing renovation, and extended affordability, plans with the City.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.3.3.2 Coordinate Local Housing Efforts	<ul style="list-style-type: none"> <li>• Coordinate local housing efforts with appropriate jurisdictions and agencies and cooperate with intergovernmental housing program implementation.</li> <li>• Submit CDBG applications to assist in preserving existing affordable units.</li> </ul>	<p>For the past 4 years, the City has applied for (and received) CDBG funds to rehabilitate and preserve existing affordable housing units. More than 100 units have been rehabilitated during this time frame.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.3.3.2 Urban Counties Program	<ul style="list-style-type: none"> <li>• Cooperate with the OCHA Urban Counties Program to establish Senior/Disabled or Limited Income Repair Loan and Grant program.</li> </ul>	<p>This action still needs to be initiated.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.3.4.1 El Toro Housing Opportunities	<ul style="list-style-type: none"> <li>• Encourage rehabilitation and reuse of military housing at the former Marine Corps Air Station El Toro site for low and moderate income housing.</li> </ul>	<p>The City has routinely encouraged the reuse of the military housing at the former Marine Corps Air Station at El Toro for affordable housing and for emergency/transitional housing for the homeless and special needs populations.</p> <p><b>Continued Appropriateness:</b> This program is</p>

		removed from the 2008–2014 Housing Element.
B.3.4.2 Continuum of Care	<ul style="list-style-type: none"> <li>• Increase role in Orange County Continuum of Care (Continuum) housing and delivery service system.</li> <li>• Pursue Homeless Assistance grant funds through Continuum.</li> </ul>	<p>The City participates annually in the County's Continuum of Care programs.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>

**Table H-43 (continued)**  
**Review of Accomplishments under 2000 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
B.3.4.3 Formulate Continuum Assessment Group	<ul style="list-style-type: none"> <li>• Formulate a Continuum Assessment Group to use MCAS El Toro former housing for emergency/transitional housing for homeless and special needs populations.</li> </ul>	<p>The City has routinely encouraged the reuse of the military housing at the former Marine Corps Air Station at El Toro for affordable housing and for emergency/transitional housing for the homeless and special needs populations.</p> <p><b>Continued Appropriateness:</b> This program is not included in the 2008–2014 Housing Element.</p>
<b>Goal 4: Maintain Existing Sound Housing</b>		
B.4.1.1 Rehabilitate Existing Dwelling Units	<ul style="list-style-type: none"> <li>• Apply for federal low interest loans or grants for rehabilitation of existing dwelling units.</li> </ul>	<p>For the past 4 years, the City has applied for (and received) CDBG funds to rehabilitate and preserve existing affordable housing units. More than 100 units have been rehabilitated during this time frame.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.4.1.2 Mobile Home Housing Stock Maintenance and Preservation	<ul style="list-style-type: none"> <li>• Maintain and preserve City mobile home housing stock through applying for financial assistance through deferred payment low interest loans.</li> </ul>	<p>The City has one existing mobile home park, which is very well maintained. The existing zoning of High Density Residential is consistent with the use of the property as a mobile home park and encourages its retention.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.4.1.3 Annual Review of Federally Assisted Units	<ul style="list-style-type: none"> <li>• Conduct annual review of federally assisted units using the "Risk of Assessment" report prepared by California Partnership Corporation.</li> </ul>	<p>See B.3.2.2</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
<b>Goal 5: Provide Housing for Special Needs Groups</b>		
B.5.1.1 Partner with Affordable Housing Developers	<ul style="list-style-type: none"> <li>• Partner with mainstream and/or special needs affordable housing developers that could result in set-asides for low income housing projects and/or provide a range of housing options.</li> </ul>	<p>City does not have a redevelopment agency. City has contacted mainstream affordable housing developers regarding housing development opportunities in the City.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.5.2.1 Section 8 Renewal Administration	<ul style="list-style-type: none"> <li>• Prepare written communications regarding Section 8 renewals from tenants and other interested parties.</li> </ul>	<p>See B.3.2.2</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
B.5.2.2 Senior/Disabled or Limited Income Repair Loan and	<ul style="list-style-type: none"> <li>• Work with OCHA, through provisions of the Consolidated Plan, to pursue Senior/Disabled or Limited Income Repair Loan and Grant Program for</li> </ul>	<p>No progress.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>

Grant Program	housing modifications and repairs.	
B.5.2.3 Consolidated Plan and Continuum Participation	<ul style="list-style-type: none"> <li>Participate in Orange County Consolidated Plan programs and in Continuum housing planning process to obtain funds for affordable housing/social services for special needs groups.</li> </ul>	<p>The City has participated in these programs with the County for the past 10 years.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>

**Table H-43 (continued)**  
**Review of Accomplishments under 2000 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>Accomplishments</b>
B.5.3.1 State Housing Opportunities for Persons With AIDS (HOPWA)	<ul style="list-style-type: none"> <li>Investigate state housing opportunities for persons with AIDS.</li> </ul>	<p>The City has not pursued this goal separate from working with responsible regional and/or state agencies that have experience administering to the needs of this population.</p> <p><b>Continued Appropriateness:</b> This program is not included in the 2008–2014 Housing Element.</p>
B.5.4.1 Design Considerations for Senior and Special Needs Housing	<ul style="list-style-type: none"> <li>Investigate design opportunities and development considerations for senior citizen and other special needs affordable housing in the UVSP area.</li> </ul>	<p>The City has consistently pursued infill housing opportunities within the UVSP area, including affordable and senior citizen housing development. The City contacted and met with numerous real estate and developer interests to develop residential mixed use within the UVSP area. As this time, however, the real estate and developer interests working with the City determined that residential development within the UVSP was financially infeasible.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>
<b>Goal 6: Prevent Housing Discrimination</b>		
B.6.1.1 Fair Housing Information	<ul style="list-style-type: none"> <li>Distribute fair housing education services.</li> <li>Receive and refer fair housing complaints.</li> </ul>	<p>Periodically, the City requests, and receives, Fair Housing Educational Brochures for distribution to the public. The City regularly receives phone calls and e-mails requesting the Fair Housing Council contact information, which is provided.</p> <p><b>Continued Appropriateness:</b> This program is included in the 2008–2014 Housing Element.</p>



## **Citizen Participation**

California law requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of development of the housing plan for the City of Laguna Hills. Laguna Hills' residents had several opportunities to recommend strategies, review, and comment on the Housing Element. The following information details outreach efforts and citizen participation efforts by the City of Laguna Hills:

- Information posted on the City's website.
- Newsletters about the General Plan update.
- **Community Workshops:** From September 18, 2007, to May 22, 2008, three community workshops were held that encouraged residents and other stakeholders to identify issues to address in the General Plan, including the Housing Element, and to solicit input on the General Plan Program. The first workshop was announced in a City newsletter, which was sent to every household in the City. The second and third workshops were announced via newsletters sent to citizens and stakeholder that indicated interest in receiving General Plan Program updates as well as via the City's CityViews newsletter, which is sent to all residents. The workshops were also announced on the City's website. Additionally, members of the City's General Plan Advisory Committee were encouraged to distribute workshop announcements to their neighbors, friends, and colleagues.
- **General Plan Advisory Committee (GPAC) Meetings:** From July 21, 2007, to September 21, 2008, eight GPAC meetings were conducted. The GPAC consists of City residents, local businesses, and institutions. The GPAC formulated a long-range vision for the future and assisted in translating this vision into General Plan issues, goals, and policies, as well as suggestions for land use alternatives. The public was invited to share their comments and concerns with the members of the GPAC during these workshops. The November 15, 2007, and June 26, 2008, meetings specifically presented housing issues and information to the GPAC and solicited input from the GPAC and the community. These meetings were advertised consistent with City policy for public meetings and at Community Workshops.
- **City Council Workshops:** Two City Council workshops occurred on January 15, 2008, and July 15, 2008, in which the public had the opportunity to address decision makers directly regarding housing issues, goals, and policies, as well as other general comments and concerns regarding housing. These workshops were advertised in a manner consistent with City policy for public meetings and Community Workshops.
- **Housing Stakeholder Workshop:** On December 4, 2007, the City held a workshop targeting the general public and various organizations that provide housing services to Laguna Hills. Table H-1 (see attached) of the Draft Housing Element identifies the housing-related organizations that were invited to participate in the workshop.

# HOUSING STAKEHOLDER WORKSHOP

December 4, 2007

Table H-1  
Housing Stakeholders

Kennedy Commission	Society of St. Vincent De Paul, Laguna Hills
Fair Housing Council of Orange County	Catholic Charities of Orange County
Salvation Army, Orange County	Jewish Family Service of Orange County
Shelter For the Homeless	Lutheran Social Services of Southern California
OC Partnership	Laguna Hills Community Center
Families Forward	Habitat for Humanity – Orange County
Southern California Association of Nonprofit Housing	Orange County Housing Authority
Mercy House	Orange County Housing and Community Services
Orange County Rescue Mission	Jamboree Housing Corporation
Friendship Shelter	Bridge Housing
South County Outreach	Legal Aid Society of Orange County and Community Legal Services
Regional Center of Orange County	Senior Legal Advocacy Program
Orange County Business Council	Public Law Center
Florence Sylvester Memorial Senior Center	Orange County Office on Aging
South County Senior Services	



## **CITY OF LAGUNA HILLS**

### **NOTICE OF CITY COUNCIL PUBLIC HEARING**

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**NOTICE IS HEREBY GIVEN** that the City Council of the City of Laguna Hills will conduct a public hearing to consider the following:

2008 General Plan Annual Report – This is a review of the City's progress in implementing the goals, objectives, and programs of the General Plan.

Note: A General Plan Annual Report is not considered a "project" subject to the California Environmental Quality Act (CEQA).

**DATE AND TIME OF HEARING:** March 24, 2009, 7:00 p.m., or as soon thereafter as possible.

**LOCATION OF HEARING:** City Council Chamber  
24035 El Toro Road  
Laguna Hills, California 92653

**INVITATION TO BE HEARD:**

All interested persons will be given an opportunity to comment on this item at the public hearing. In addition, written comments may be submitted to the Planning Agency prior to the hearing, mailed to 24035 El Toro Road, Laguna Hills, California 92653, Attention: City Clerk. Please reference hearing title and date of hearing in any correspondence.

If you wish to challenge the above in court, the challenge will be limited only to those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The file pertaining to this item is available for public review at the Community Development Department of the City of Laguna Hills. The agenda report for this item will be available Friday afternoon, March 20, 2009, and a copy may be obtained from the City Clerk's Department. Prior to coming to City Hall, you may wish to contact the City Clerk's Department to ensure a copy of the report is available for distribution. For further information, you may contact Vern Jones, Community Development Director, at (949) 707-2600.

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PEGGY J. JOHNS, CITY CLERK  
City of Laguna Hills



## **CITY OF LAGUNA HILLS MINUTES OF THE CITY COUNCIL**

A regular meeting of the City Council of the City of Laguna Hills, California, was held on March 24, 2009. The following named members were present:

Roll Call

Present: Joel Lautenschleger, Mayor  
Randal Bressette, Mayor Pro Tempore  
Melody Carruth, Council Member  
R. Craig Scott, Council Member  
L. Allan Songstad, Jr., Council Member

### **5. CITY COUNCIL PUBLIC HEARINGS**

#### **5.1 2008 GENERAL PLAN ANNUAL REPORT (0630-05)**

Community Development Jones gave a brief overview of the 2008 General Plan Annual report. Mr. Jones indicated that the California Government Code required that cities and counties submit to their legislative bodies an Annual Report on the status of the General Plan and progress of implementing the goals and programs in the General Plan. Senate Bill No. 375 which was adopted last year and required that the Annual Report include a section describing the actions taken by the local government to complete the programs, objectives, and deadlines specified in the Housing Element and that the City conduct a Public Hearing for review of the Annual Report. The Annual Report was required to be submitted by April 1st of each year. The Annual Report summarized the 2000-2005 Housing Element accomplishments and some of the key implementation programs and all of the remaining elements of the General Plan. This report focused on the City's current General Plan and Housing Elements. Mr. Jones indicated that next year the City would focus on the new General Plan. Staff would forward the Annual Report to the State of California.

Mayor Lautenschleger opened the Public Hearing, and upon seeing no one rise, closed the Public Hearing.

IT WAS MOVED BY MAYOR PRO TEMPORE  
BRESSETTE, SECONDED BY COUNCILWOMAN  
CARRUTH, TO DIRECT STAFF TO FORWARD THE  
ANNUAL REPORT TO THE STATE OF CALIFORNIA.

The motion carried by the following vote:

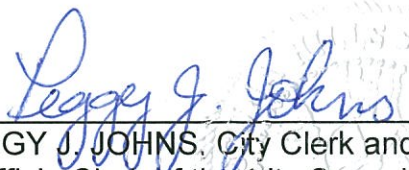
AYES: Council Members Carruth, Scott, Songstad, Mayor  
Pro Tempore Bressette, and Mayor Lautenschleger  
NOES: None  
ABSENT: None

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.  
CITY OF LAGUNA HILLS )

I, PEGGY J. JOHNS, City Clerk and ex-officio Clerk of the City Council of the City of Laguna Hills, California, do hereby certify the foregoing to be a full, true, and correct copy of the minute entry on record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of March 2009.

(SEAL)

  
\_\_\_\_\_  
PEGGY J. JOHNS, City Clerk and  
ex-officio Clerk of the City Council  
Laguna Hills, California





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

March 25, 2009

Housing and Community Development  
Housing Policy Department  
1800 3<sup>rd</sup> Street  
Sacramento, CA 95811-6942

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 30 2009

**RE: LOS ANGELES COUNTY GENERAL PLAN ANNUAL PROGRESS REPORT**

Enclosed, please find the Los Angeles County General Plan Annual Progress Report for the 2008 calendar year. Pursuant to the OPR General Plan Annual Progress Report Guidance (revised July 11, 2007), the Los Angeles County Department of Regional Planning has prepared this report to meet the guidelines requiring identification of the important implementation actions of the adopted General Plan and the progress of the comprehensive General Plan update. Detailed discussion of the implementation of the Housing Element will be received under separate cover in a document titled Annual Housing Element Progress Report.

Should there be any questions or comments please contact me at (213) 974-6427 or [mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov). Our offices are open Monday through Thursday, 7am to 6pm. We are closed on Fridays.

Sincerely,

**DEPARTMENT OF REGIONAL PLANNING**

Jon Sanabria  
Acting Director of Planning

Mark S. Herwick, AICP, Supervising Regional Planner  
General Plan Development Section

MSH